

Meeting Structure


1. Please sign in with County Staff
2. Presentations will be given by County Staff and by the applicant's representative
3. Please hold questions until the presentations have concluded





Old Heritage Corporation Rezoning

Intersection of Franklin Road and Crossbow Circle
and 5259 Crossbow Circle



Community Meeting
February 13, 2013

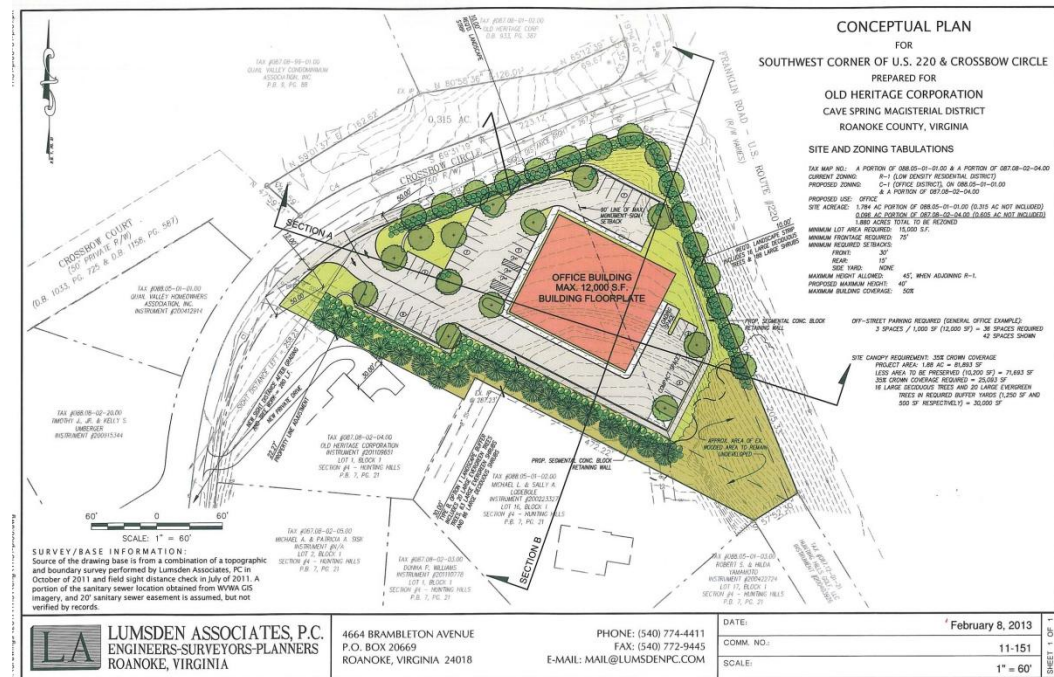
Timeline

- ▶ 2/3/2012: **C-2 Rezoning Application Submitted with Traffic Impact Analysis**
 - ▶ 3/6/2012: VDOT Comments on Traffic Impact Analysis
 - ▶ 3/8/2012: **Community Meeting held at Administration Center**
 - ▶ 8/1/2012: Revised Traffic Impact Analysis Submitted
 - ▶ 8/28/2012: **VDOT Concurrence with revised Traffic Impact Analysis;**
Roanoke County Comments
 - ▶ 1/2/2013: Revised Conceptual Plan Submitted
 - ▶ 1/16/2013: **Revised C-1 Rezoning Application Submitted**
 - ▶ 2/8/2013: Roanoke County Comments
 - ▶ 2/12/2013: Revised Conceptual Plan and Cross Sections Submitted
 - ▶ 2/13/2013: **Community Meeting held at South County Library**
-
- ▶ 3/5/2013: ***Planning Commission Public Hearing 7 p.m.***
 - ▶ 3/26/2013: ***Board of Supervisors Public Hearing 7 p.m.***
-



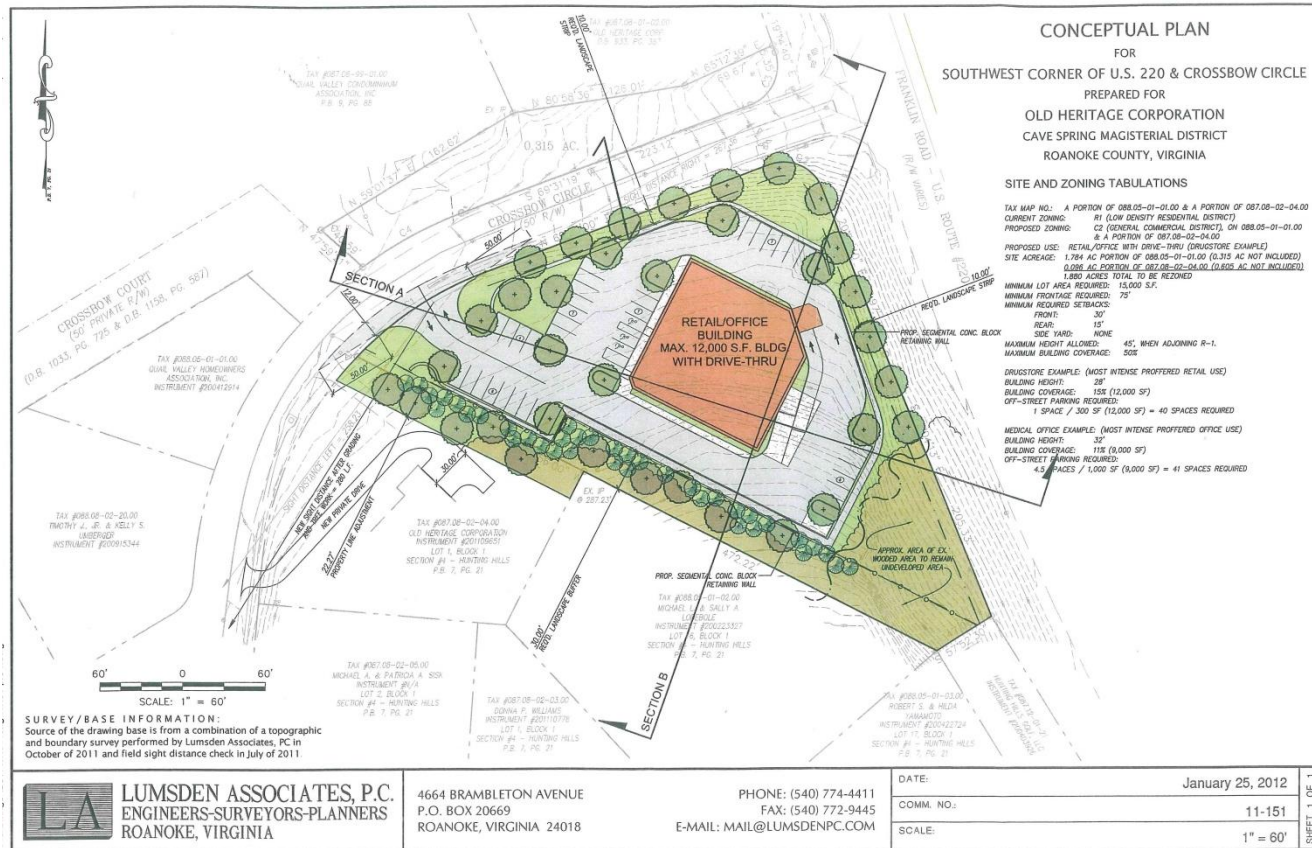
Current Request

- ▶ Rezone 1.880 acres (portions of two parcels) from R-1, Low Density Residential District to C-1C, Office District with proffered conditions
- ▶ What are proffered conditions or proffers?
 - ▶ Proffers are voluntarily offered by the property owner to mitigate impacts on adjacent property
- ▶ Proposed Use: Office Building (12,000 sf)



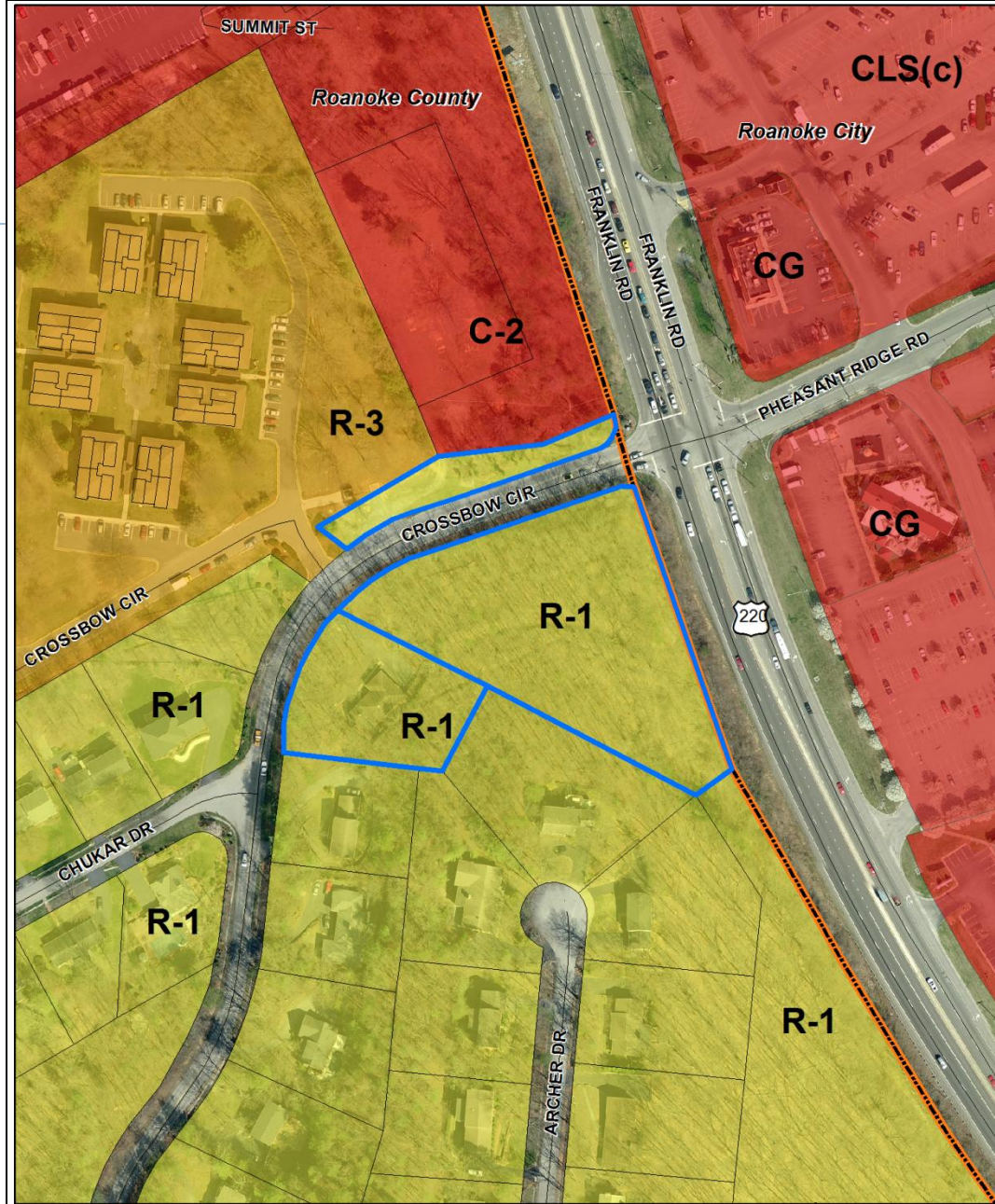
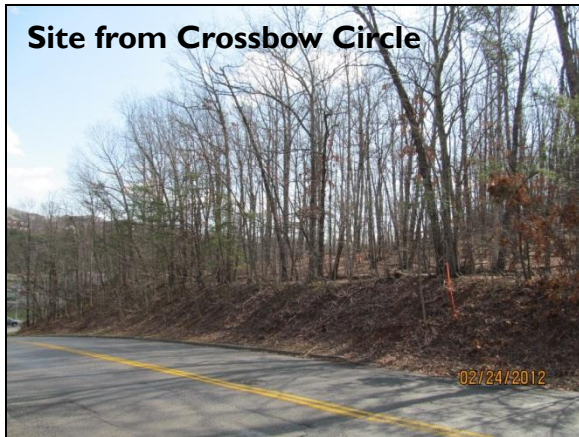
Previous Request

- ▶ Rezone to C-2C, General Commercial District, with proffered conditions
- ▶ Proposed Use: Retail/Office with drive-thru (12,000 sf)



Zoning

- Both parcels zoned R-1, Low Density Residential



Old Heritage Corp. Zoning

Date: February 24, 2012

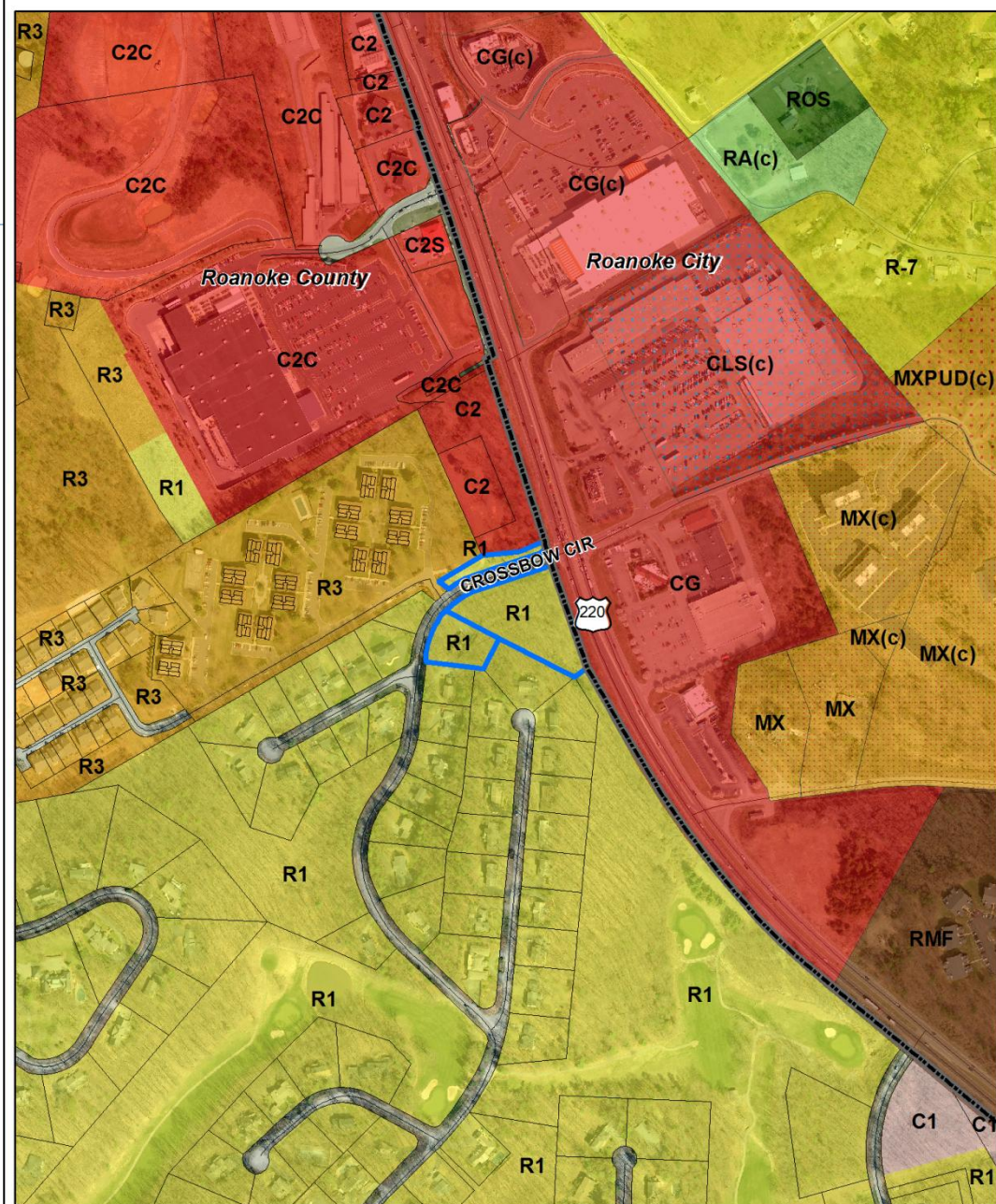
Scale: 1 inch = 150 feet



Roanoke County
Department of Community Development
5204 Bernard Drive
Roanoke, Virginia 24018
(540) 772-2665

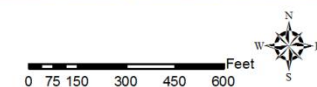
Zoning

- ▶ Vicinity includes:
 - ▶ Single-Family Residential
 - ▶ Multifamily Residential
 - ▶ General Commercial



Old Heritage Corp. Zoning

Date: February 27, 2012



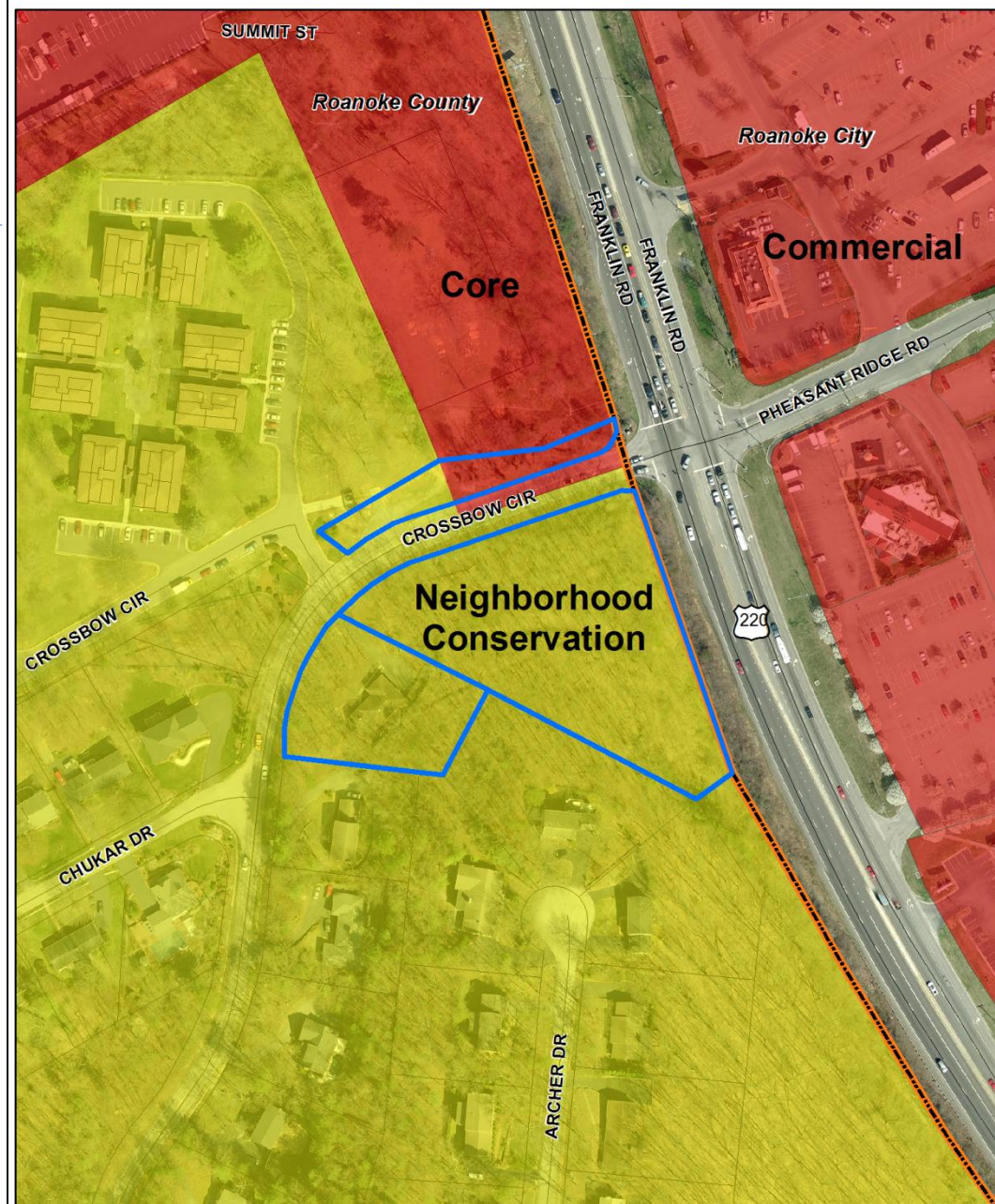
Scale: 1 inch = 417 feet



Roanoke County
Department of Community Development
5204 Bernard Drive
Roanoke, Virginia 24018
(540) 772-3565

Future Land Use

- ▶ Primarily **Neighborhood Conservation** which is appropriate for established single-family neighborhoods;
- ▶ Portion of landhooked parcel (not part of rezoning request) designated **Core** which is appropriate for high-intensity urban development.



Old Heritage Corp. Future Land Use

Date: February 27, 2012

Scale: 1 inch = 150 feet



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Department of Community Development
5204 Bernard Drive
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(540) 773-2055

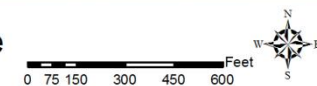
Future Land Use

- ▶ Vicinity includes:
 - ▶ Neighborhood Conservation
 - ▶ Development
 - ▶ Core/Commercial
 - ▶ Mixed/Multifamily Residential
- ▶ Why is Future Land Use important?
 - ▶ Adopted by the Board of Supervisors as part of the Comprehensive Plan
 - ▶ Guide for the future growth of the county



Old Heritage Corp. Future Land Use

Date: February 27, 2012



Scale: 1 inch = 417 feet



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Concept Plan



LUMSDEN ASSOCIATES, P.C.
ENGINEERS-SURVEYORS-PLANNERS
ROANOKE, VIRGINIA

4664 BRAMBLETON AVENUE
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E-MAIL: MAIL@LUMSDENPC.COM

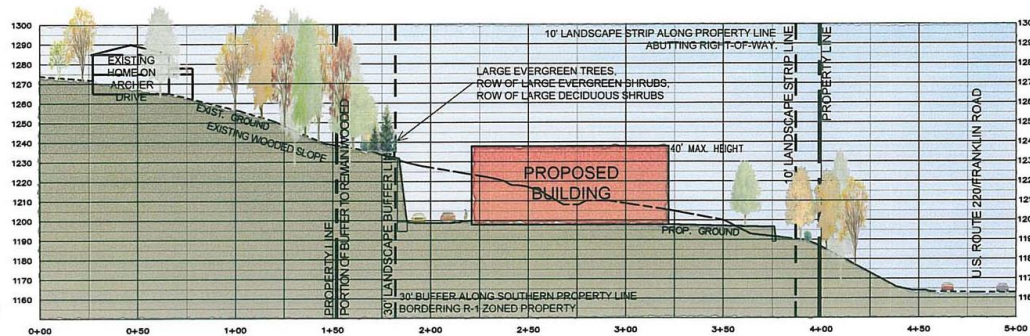
DATE:	February 8, 2013
COMM. NO.:	11-151
SCALE:	1" = 60'

Cross Sections

ILLUSTRATIVE CROSS SECTIONS

FOR
SOUTHWEST CORNER OF U.S. 220 & CROSSBOW CIRCLE
PREPARED FOR
OLD HERITAGE CORPORATION
CAVE SPRING MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA

SECTION B

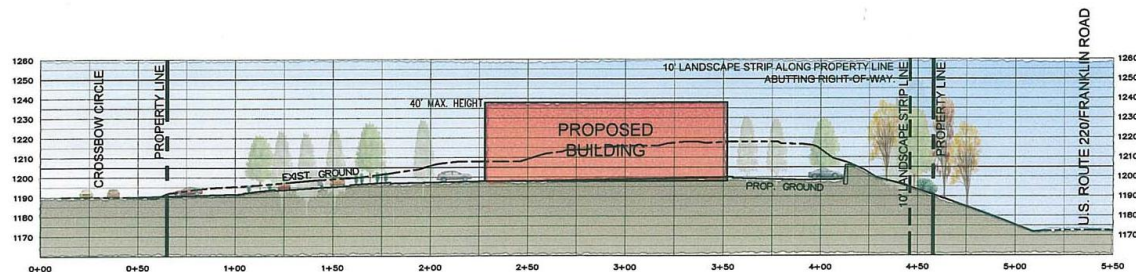


C-1 TO R-1 ZONING (TYPE B BUFFER REQUIRED)
TYPE B BUFFER - OPTION 1 (ILLUSTRATED)

30' WIDE BUFFER

- ONE ROW OF LARGE EVERGREEN TREES WITH 5 TREES PLANTED PER EVERY 100 L.F. (LARGE EVERGREEN TREES MIN. 6'-8" HEIGHT AT PLANTING AND 30' MIN. FINAL HEIGHT.) EXISTING VEGETATION WILL BE PRESERVED AS MUCH AS DEVELOPMENT ALLOWS.
- ONE ROW OF LARGE EVERGREEN SHRUBS (16-18 PER 100 L.F.) AND ONE ROW OF LARGE DECIDUOUS SHRUBS (22-24 PER 100 L.F.) (LARGE SHRUBS MIN. 24" HEIGHT AT PLANTING AND 5' MIN. FINAL HEIGHT.)

SECTION A



NOTE:
THE PROPOSED BUILDING ILLUSTRATION
REPRESENTS BUILDING MASS ONLY.
THE APPLICANT PROFFERS THAT A FLAT ROOF
WILL NOT BE PROPOSED FOR A PRINCIPAL
STRUCTURE ON THIS SITE.



LUMSDEN ASSOCIATES, P.C.
ENGINEERS-SURVEYORS-PLANNERS
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ROANOKE, VIRGINIA 24018

PHONE: (540) 774-4411
FAX: (540) 772-9445
E-MAIL: MAIL@LUMSDENPC.COM

DATE: February 08, 2013
COMM. NO: 11-151
SCALE: HORIZONTAL AND VERTICAL: 1"=60'

SHEET 1 OF 1

Existing Structure

5259 Crossbow Circle

- Residential dwelling
- Owned by Old Heritage Corporation



Vacant Site



Vacant Site

Crossbow Circle



Site from Crossbow Circle



5259 Crossbow
Circle Driveway

Quail Valley /
Quail Ridge
Entrance

02/24/2012

Next Steps


- ▶ Planning Commission Public Hearing:
 - ▶ March 5, 2013, at 7 p.m.
- ▶ Board of Supervisors Public Hearing:
 - ▶ March 26, 2013, at 7 p.m.
- ▶ See the Planning Commission webpage for more information and for updates:
www.roanokecountyva.gov/PC
- ▶ Include your email address on the sign-in sheet to receive the *Old Heritage Rezoning Update* e-mails

Old Heritage Corporation Rezoning Update

February 13, 2013

Greetings!

A [letter, revised Conceptual Plan and Revised Cross Sections](#) were submitted in response to the [County comments](#) sent to the Old Heritage Corporation petitioner last week.



Old Heritage Revised Concept Plan
(click for PDF)



Old Heritage Revised Cross Sections (click for PDF)

Community Meeting Tonight

Wednesday, February 13, 2013, at 6:30 p.m.
South County Library Auditorium
6303 Merriman Road

Please see the [Community Meeting Notice](#) for more information.

Public Hearings

First Floor Board Meeting Room of the Roanoke County Administration Center (5204 Bernard Drive):

Planning Commission - March 5, 2013, at 7 p.m.
Board of Supervisors - March 26, 2013, at 7 p.m.

For More Information

The original application materials, Traffic Impact Analysis, first Community Meeting information and more is available on the [Planning Commission](#) webpage.

For more information or to be added to the *Old Heritage Corp. Rezoning Update* email list please contact:

Megan Cronise, Principal Planner

Email: mcronise@roanokecountyva.gov
Phone: (540) 772-2068 ext. 282
Address: 5204 Bernard Drive, Second Floor
Roanoke, Virginia 24018

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Questions

